

MINNESOTA IS SHOVEL READY

Atlas Industrial Park

DULUTH, MINNESOTA

A CERTIFIED DEVELOPMENT SITE READY FOR YOUR NEXT PROJECT!

Site Highlights:

- 40 acres certified: Currently platted into 7 parcels between 3.4 and 10 acres.
- Less than 5 miles on a re-surfaced truck route to I-35 with direct frontage and visibility on newly re-constructed Hwy 23.
- Zoned Industrial, located in established Industrial corridor
- High-capacity Infrastructure in place including:
 - 5+ MW electric
 - 500 GPM sewer capacity
 - Up to 125 PSI natural gas
- Adjacent to miles of hiking, biking and walking trails and river recreation
- Build to suit opportunity with established developer starting at \$5.50 p/sf



For more information on the Atlas Industrial Park-Shovel Ready Site, contact:

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